

**CALIFORNIA COASTAL COMMISSION**

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December 22, 2005

**W5a****TO:** Commissioners and Interested Persons**FROM:** Deborah Lee, Deputy Director  
Pam Emerson, Los Angeles County Area Supervisor  
Charles Posner, Coastal Program Analyst**RE:** Minor Amendment Request No. 3-05 (MNB-MIN-3-05) to the City of Manhattan Beach LCP, for Commission Action at its January 11, 2006 meeting in San Pedro.**Local Coastal Program Amendment No. 3-05 (Minor)**

The City of Manhattan Beach is requesting that the Commission certify an amendment to the implementing ordinances (LIP) portion of the Manhattan Beach certified Local Coastal Program (LCP). The requested LCP amendment would revise the section of the LCP implementing ordinances that regulates outdoor lighting for off-street parking areas (A.64.170).

As currently certified, Section A.64.170 of the LIP reads as follows:

Outdoor parking area lighting shall not employ a light source higher than 12 feet, shall create no cone of direct illumination greater than 60 degrees from a light source higher than 6 feet, and shall not directly shine onto an adjacent street. Maximum illumination at ground level shall be 3-foot candles and shall not exceed 0.5-foot candles in an R district.

Certification of the LCP amendment request would result in the adoption of the following revised Section A.64.170:

**Section A.64.170. Lighting**

The purposes of lighting regulations are: to ensure that adequate lighting is provided for personal and traffic safety, to protect nearby residential uses from undue glare and, to ensure that the existing low-scale pedestrian friendly character of commercial areas is maintained. Outdoor parking area lighting shall not employ a light source higher than twelve feet (12'), and shall not directly shine onto an adjacent street or residentially zoned or developed property. Maximum illumination at ground level shall be three (3) footcandles and shall not exceed 0.5 footcandles in an R district.

Proposed LCP Amendment Request No. 3-05, submitted with City Council Resolution No. 6001, and contained in City Council Ordinance No. 2078, would affect only the LIP portion of the certified LCP and does not propose any rezoning or land use changes. The Manhattan Beach City Council held a public hearing for the LCP amendment on September 20, 2005.

The City Council adopted Ordinance No. 2078 on October 4, 2005, and submitted it to the Commission's South Coastal District office for certification on November 21, 2005.

The requested LCP amendment is a "minor" LCP amendment because the proposed change is consistent with the certified LUP, would make the zoning regulations more specific, and would not change the kind, location, intensity or density of any uses.

## **ANALYSIS**

The Executive Director has determined that City of Manhattan Beach LCP Amendment No. 3-05 is a minor LCP amendment. The LCP amendment clarifies the City's existing ordinance that regulates outdoor lighting for off-street parking areas (A.64.170). The proposed changes to Section A.64.170 would add a new statement of purpose, delete confusing "cone of illumination" language, and clarify that the regulations that prohibit glare pertain to effects not only on adjacent streets but also on adjacent residential properties, whether zoned or developed with residential uses.

The proposed zoning code change is a minor change in wording that will make the City's lighting regulations more clear. The proposed change will not result in any change in the kind, location, intensity, or density of uses. The proposed change is consistent with the certified LUP, which sets forth the following policies:

***POLICY II.A.2:*** *Preserve the predominant existing commercial building scale...*

***POLICY II.A.3:*** *Encourage the maintenance of commercial area orientation to the pedestrian.*

***POLICY II.A.6:*** *Encourage the development of adequate parking facilities...*

## **Procedures**

Pursuant to Section 30514(c) of the Coastal Act and Section 13554(a) of the California Code of Regulations, the Executive Director has determined that the proposed LCP amendment is "minor" in nature. Section 13554(a) of the California Code of Regulations defines a minor LCP amendment as changes in wording which make the use as designated in the zoning ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and are consistent with the certified LUP.

The proposed LCP amendment will become effective after report to the Commission of any written objections received within ten working days of the mailing of notice unless one-third of the appointed members of the Commission request that the LCP amendment be processed and heard as a "major" LCP amendment pursuant to Section 13555 of the California Code of Regulations.